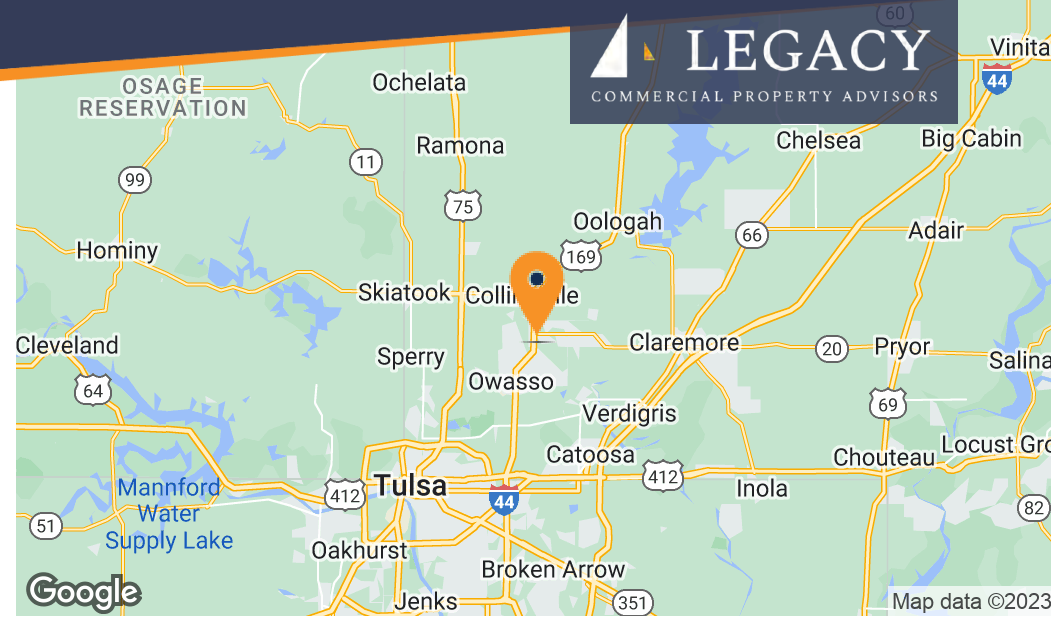


**NOW AVAILABLE - DEVELOPMENT PADS
FOR SALE**



PROPERTY DESCRIPTION

NOW AVAILABLE! Prime commercial pad sites available with Highway 169 and 106th St N frontage. Anchored by new 400+ unit, class A multifamily development. Sites divisible from ±1 acre up to ±3 acres.

PROPERTY HIGHLIGHTS

- Prime development pad sites now available (up to 10 lots)
- Immediate access to highway 169
- All utilities will be provided to property line
- Lots platted with separate legal descriptions
- All lots will include....etc (use existing language)
- Traffic signal at 106th (entry drive)
- Neighbors include Tulsa Technology and Tulsa Community College (16,475 enrolled students)
- 400 unit Class A multi-family development anchor

SITE

SIZE

PRICE

SITE	SIZE	PRICE
Lot 1 Block 1	111,308 SF	\$19.00/PSF
Lot 1 Block 2	93,724 SF	\$19.00/PSF
Lot 2 Block 2	72,780 SF	\$19.00/PSF
Lot 3 Block 2	55,546 SF	\$19.00/PSF
Lot 4 Block 2	48,817 SF	\$19.00/SF
Lot 5 Block 2	46,219 SF	\$19.00/PSF
Lot 6 Block 2	62,268 SF	\$19.00/PSF
Lot 8 Block 2	50,018 SF	\$16.00/PSF
Lot 9 Block 2	50,000 SF	\$16.00/PSF
Lot 10 Block 2	50,017 SF	\$16.00/PSF



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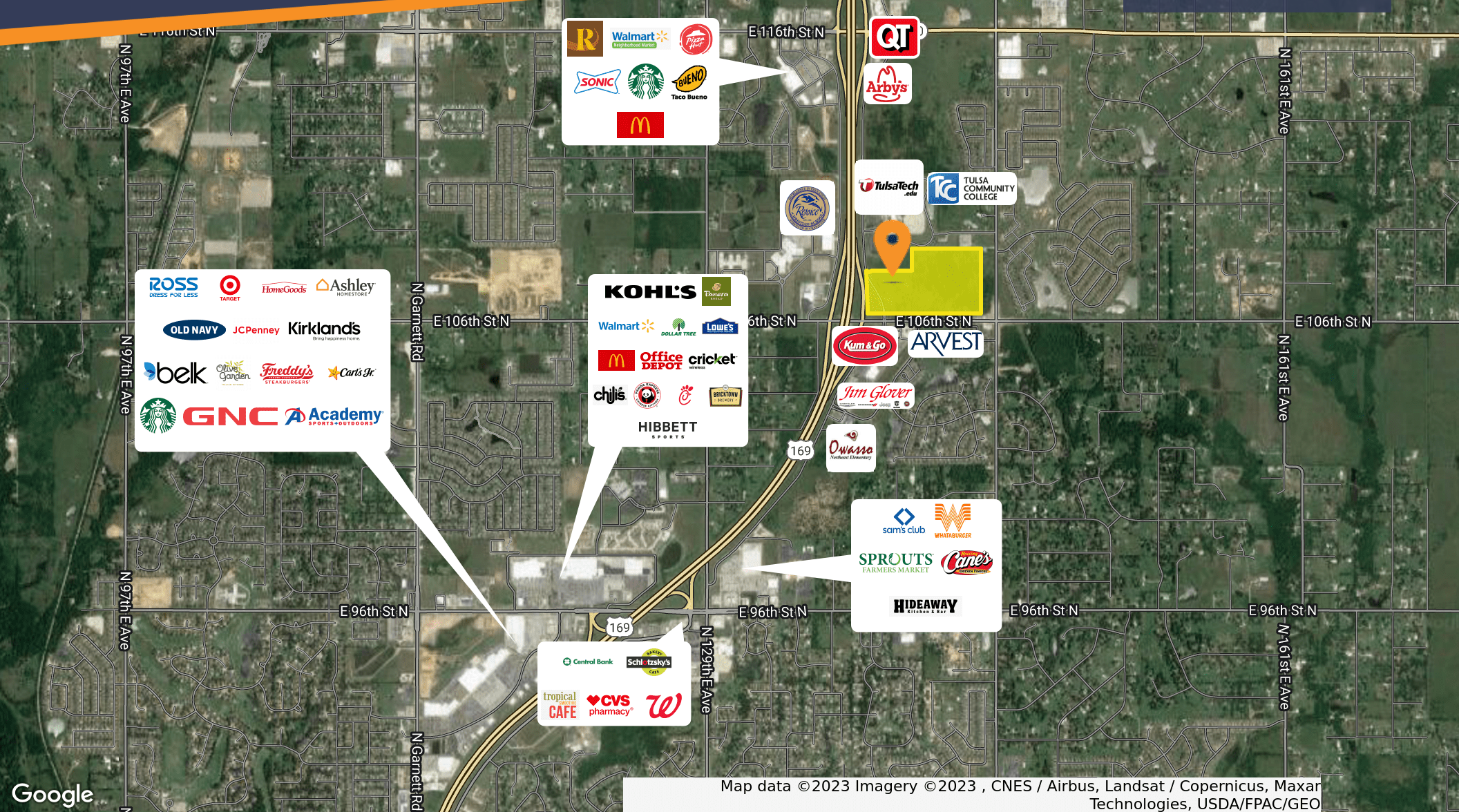
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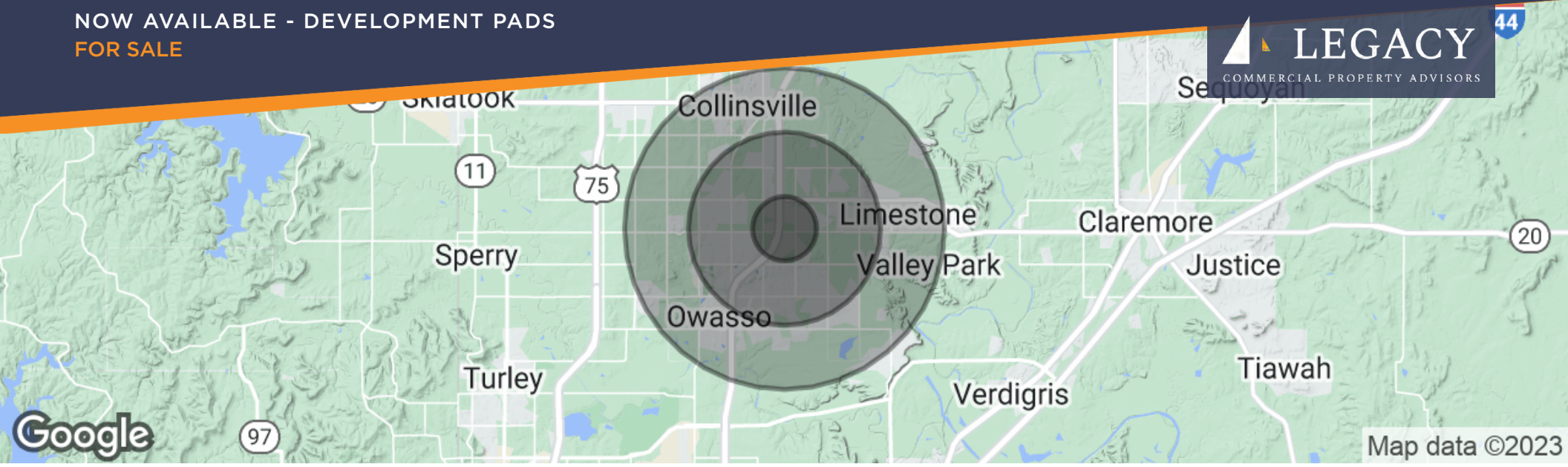
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Map data ©2023

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,199	36,363	59,029
Average Age	38.9	36.1	36.8
Average Age (Male)	37.4	33.9	34.2
Average Age (Female)	39.4	38.3	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,307	13,830	23,324
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$92,586	\$84,171	\$83,630
Average House Value	\$207,799	\$189,812	\$191,659

* Demographic data derived from 2020 ACS - US Census




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